

SALTMAKERS HOUSE (VARIOUS OFFICES)



HAMBLE POINT MARINA, SOUTHAMPTON, SO31 4NB

DESCRIPTION



SIZES

From 130 sqft (12.07 sq.m)

RENTS

From £2,500 pax (subject to contract)

DESCRIPTION

Saltmakers House is the main office building at Hamble Point, offering high-quality office space in a prime location. It houses the Marina Office and serves as a central meeting hub for tenants. Ideal for businesses seeking a professional environment, Saltmakers House provides flexible space options and a vibrant atmosphere at the heart of the marina community.

RATEABLE VALUES (2024)

See: 'Availability'

EPC

See: 'Availability'

TERMS

A new 6 year lease in the Landlord's Standard Form held outside of the Landlord and Tenant Act 1954. Rent reviews to be at the 2nd and 4th years.

SERVICE CHARGES

See: 'Availability'

VAT

All figures quoted are exclusive of VAT

LEGAL COSTS

On application

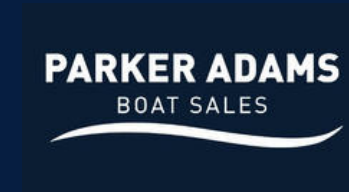
AVAILABILITY

UNIT	SIZE (SQ.FT.)	QUOTING RENT PER ANNUM*	SERVICE CHARGE*	RATEABLE VALUE	EPC
UNIT 3-5 (UNDER OFFER)	681	£11,000	£3,929	Tenant to make their own enquiries regarding business rates payable with Eastleigh Borough Council.	C69
UNIT 104	130	£2,500	£750		C69
UNIT 105	130	£2,750	£750		C69
UNIT 106/107	350	£6,750	£2,250		C69
UNIT 112/113	405	£7,750	£2,337		C69
UNIT 118	130	£2,750	£750		C69
UNIT 119	130	£2,750	£750		C69

*Quoting rents are pax,
and subject to contract

*Service charge figures
per annum, and are an
estimate for 2025/2026

EXISTING OCCUPIERS



HAMBLE POINT

NEW TENANT FACILITIES

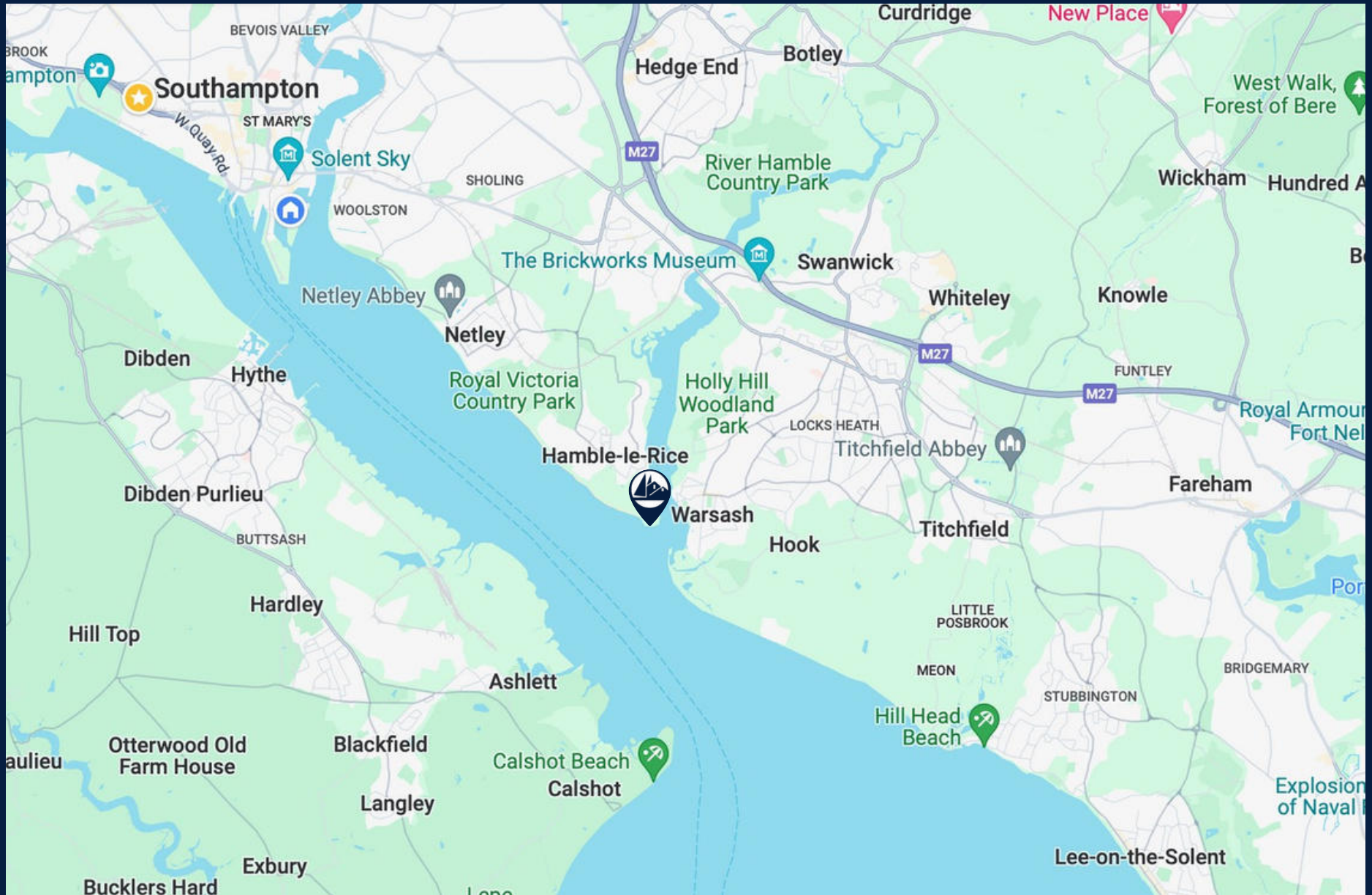


MDL ESTATES

The 230-berth Hamble Point Marina offers a wide range of shore-side facilities, ensuring everything you need is close at hand. In addition to the popular Ketch Rigger Bar and Restaurant, the marina is renowned for having the South Coast's finest selection of new and used boats for sale. For motorboat owners, the marina features a 137-berth dry stack system for boats up to 10 metres, providing enhanced security and reduced maintenance costs. This service includes unlimited on-demand launching, available seven days a week for added convenience.



LOCATION



CONTACT US

ESTATE MANAGER

MARK BATEMAN BSC MRICS

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IMPORTANT NOTICE:

Viewing is strictly by confirmed appointment with MDL Estates. Prior to making an appointment to view, MDL Estates strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of MDL Estates staff. The Code for Leasing Business Premises in England and Wales 2007 recommends you seek professional advice before agreeing a business tenancy. The code is available through professional institutions and trade associations or through the website www.leasingbusinesspremises.co.uk

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and MDL Estates have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. October 2024